

Recommendation: **GRANT PERMISSION**

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None relevant

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This application comprises of two separate, pitched roof dormers to the front elevation roof slope as well as one centrally located roof light. The proposal also includes a hip to gable roof extension as well as one larger, flat roof dormer to the rear roof slope. The dormers would be constructed of concrete tiles.

Although the immediate area is generally characterised by hipped roof properties, the adjoining property, no 2 Dorrita Avenue has been developed in the same way as this scheme proposes as approved under application reference APP/16/00912.

Subsequently it is deemed that by altering the roof design to form a gable end, this would actually benefit the character of the property by re-balancing the roof slope. Additionally the front elevation dormers are proposed in the same layout as those at no 2 and would also add some symmetry to the properties.

Much of the proposal could be completed under permitted development, including the rear dormer. Nevertheless this would be located to the rear of the property and therefore would not be highly visible from the street.

Proposals also include relocating the door to the front of the property, and changes to fenestration including alterations to the front bay window, the addition of a window to the front elevation, the removal of the porch currently sited on the side elevation and internal alterations. These proposals are all deemed acceptable within the context of the property and the surrounding area.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The dormer proposed to the rear may result in some increased overlooking to no 2 Ivydene Gardens which has a rear garden running alongside the rear garden of the application site. No 2 has no windows on the side elevation wall facing South West; sited on the boundary with the application site, however it does have windows located on the rear extension facing South West which is set back off the boundary. Despite this, more than 10 metres gap is retained between the properties and a rear dormer such as this could be built without planning permission and therefore there would be no justification for a refusal on this basis. To the West of the property is no 2 - the adjoining property. Impact on this property is considered to be acceptable, the relocation of the front door could be done without planning permission and would match that of no 2 .
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.6 This proposal would result in a 3 bedroom property. A parking plan has been provided outlining parking space for 4 vehicles, exceeding the criteria as specified in the Havant Parking SPD (2016).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00156

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

410-P-2 location plan

410-P-1A existing and proposed floor plans and sections/ elevations

410-P-3A existing and proposed block and parking plans

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.